

EXHIBIT A

**CERTIFICATE OF PUBLICATION**

From THE NEWS-POST

Frederick, Md.

**ASSIGNEE'S SALE**

Under and by virtue of the power of sale contained in a certain mortgage dated August 31, 1979 and recorded in Liber 1094, folio 178, one of the Land Records of Frederick County, from Thomas M. Mannix and Margaret L. Mannix, his wife, said mortgage having been duly assigned to the undersigned for the purpose of foreclosure, default having occurred herein and continuing, the undersigned as assignee of said mortgage, will offer for sale at public auction at the Courthouse Door in Frederick City, Frederick County, Maryland on

**SEPTEMBER 13, 1983****AT 10:00 A.M.**

all the following described real estate, to-wit:

All those two parcels of land situate, lying and being on North side of East Eighth Street in Frederick City, Frederick County, Maryland, and being all and the same property conveyed unto Thomas M. Mannix and Margaret L. Mannix, his wife, by deed from George M. Layman dated August 31, 1979 and recorded in Liber 1094, folio 175, one of the Land Records of Frederick County, Maryland.

This property is improved with an eight room, brick dwelling house with two and one-half baths, slate roof and oil-fired hot water heating system and being known and designated as No. 121 East Eighth Street, Frederick, Maryland.

The property will be sold subject to conditions, restrictions and agreements of record affecting the same, if any.

**TERMS OF SALE:** A deposit of \$5,000.00 in cash, or by a certified check drawn upon or a cashier's or treasurer's check of, a responsible banking institution will be required of the purchaser or purchasers at the time and place of sale. The balance of the purchase price shall be paid in cash upon final ratification of the sale by the Circuit Court for Frederick County.

Interest at the rate of 16% to be paid on unpaid purchase money from the date of sale to date of settlement. Taxes, water rent, rent and all other public charges and assessments payable on an annual basis, including sanitary and metropolitan district charges and special paving taxes, if any, to be adjusted to date of sale. Cost of all documentary stamps, State of Maryland and Frederick County transfer taxes and any other charges incident to the recording of the Deed to the purchaser shall be borne by the purchaser.

Terms of sale to be complied with within ten (10) days after final ratification thereof by the Circuit Court for Frederick County; otherwise the deposit shall be forfeited and the property shall be resold at the risk and cost of the defaulting purchaser or purchasers.

**H. Reese Shoemaker, Jr.,**  
**Assignee**

James H. Clapp  
SHOEMAKER, SMITH AND CLAPP  
124 North Court Street  
Frederick, Maryland 21701  
301-663-8100  
Attorneys for Assignee

Delbert S. Null, Auctioneer

This is to certify that the annexed ASSIGNEE'S  
SALE was published in THE NEWS-POST  
X newspaper published in Frederick County, at least once in  
each of three successive weeks, the first such publication hav-  
ing been made not less than 15 days prior to sale, and the last  
such publication being made not more than one week prior to  
the 13th day of September 1983.

THE NEWS-POST

Per

*Filed Sept 14, 1983*